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## 532, 260300 WRITING CREEK CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Balzac, Alberta



**Listing ID:**  
29078


**MLS ID:**  
A2190207

**\$399,000**



 **SHANE WAN**  
 (587) 435-5256

 Homecare Realty Ltd.  
 587-432-1588

 532, 260300 Writing Creek Crescent , Balzac , Alberta T4A 0X8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 189	<b>Zoning</b> DC
<b>Subdivision</b> NONE	<b>Year Built</b> 2018	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1810813
<b>Building Area (Sq. Ft.)</b> 410.00	<b>Building Area (Sq. M.)</b> 38.09	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Title	

Welcome to New Horizon Mall, Calgary's rapidly growing shopping plaza, located adjacent to the iconic Crossiron Mills. Just minutes from Calgary and Airdrie, this hotspot attracts visitors from around the globe, providing unparalleled visibility and foot traffic for your business. This prime food court unit is strategically situated at the entrance of the food court, ensuring maximum exposure and convenience for customers. New Horizon Mall is home to several major tenants, including a popular indoor children's playground that draws in a substantial number of families daily. This existing clientele offers your food business a stable revenue stream and exceptional return on investment potential. One of the most exciting benefits of owning a unit here is the opportunity to eliminate rent payments entirely while enjoying long-term capital appreciation on your investment. Don't miss out on this extraordinary opportunity—book your showing today!

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